

WARREN DESIGN

579 E. Campbell Avenue Campbell, CA 95008 p. 650.469.3760

May 23, 2019

Town of Los Gatos Planning

110 E. Main Street

Los Gatos, CA 95030

Bitmansour Residence

14300 Arnerich Road

LETTER OF JUSTIFICATION

The Proposed residence complies with the Towns Hillside Development Standards and Guidelines including floor area, setbacks, heights, etc. as outlined for HR-1 zoning. There is a small section along the northeast corner of the house that has a cut that is 4.7' exceeding the 4' limit. This was necessary to get required drainage around the house. Portions of the driveway that are in excess of 15% are limited to not more 300' for each section with a section of 15% for at least 100' inbetween them. This was necessary to limit the amount of grading and also to preserve as much of the existing vineyards and existing terrain around the driveway. This will also allow for the driveway to stay close to the same location as exist today. Portions of the driveway that exceed 15% will finished with grooves to provide additional traction for fire truck access.

Sincerely,

WARREN DESIGN



Daniel Warren, Principal